175.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	590,800 / 590,800
					USE VALUE:	590,800 / 590,800
					ASSESSED:	590,800 / 590,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGGINS JAMES ROBERT ETAL/ TRS	
Owner 2:	HIGGINS-BUCKLEY FAMILY REVOCAB	
Owner 3:	TRUST	
Street 1:	7 PIEDMONT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HIGGINS JAMES R & -
Owner 2:	BUCKLEY KATIE H -
Street 1:	7 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3747.000	216,600	1,500	372,700	590,800
Total Card	0.086	216,600	1,500	372,700	590,800
Total Parcel	0.086	216,600	1,500	372,700	590,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.85 | /Parcel: 512.85

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117242
GIS Ref	
GIS Ref	
Insp Date	08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	216,600	1500	3,747.	372,700	590,800		Year end	12/23/2021
2021	101	FV	209,700	1500	3,747.	372,700	583,900		Year End Roll	12/10/2020
2020	101	FV	209,700	1500	3,747.	372,700	583,900	583,900	Year End Roll	12/18/2019
2019	101	FV	193,200	1500	3,747.	367,400	562,100	562,100	Year End Roll	1/3/2019
2018	101	FV	191,900	0	3,747.	282,200	474,100	474,100	Year End Roll	12/20/2017
2017	101	FV	191,900	0	3,747.	266,200	458,100	458,100	Year End Roll	1/3/2017
2016	101	FV	191,900	0	3,747.	244,900	436,800	436,800	Year End	1/4/2016
2015	101	FV	180,200	0	3,747.	228,900	409,100	409,100	Year End Roll	12/11/2014

!13646!

PRINT

Date	Time
12/30/21	17:27:21

LAST REV

Date	Time
05/13/19	09:49:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS JAMES R	1542-121	1	4/5/2019	Convenience	1	No	No		
BRENSINGER CAM	1414-147		4/25/2012		476,000	No	No		
JACOBS ANNIE R	1338-88		6/5/2007	Change>Sale	400,000	No	No		
	629-20		3/11/1997	Family		No	No		N

USER DEFINED

Prior Id # 1:	117242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2008	102	Redo Kit	6,300			G9	GR FY09	install kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
7/25/2012	MLS	EMK	Ellen K
1/5/2009	Measured	345	PATRIOT
12/3/2008	MLS	MM	Mary M
8/2/2007	MLS	HC	Helen Chinal
12/30/1999	Meas/Inspect	243	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3747		Sq. Ft.	Site		0	70.	1.42	6									372,688						372,700	

Total AC/HA:	0.08602	Total SF/SM:	3747	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	372,688	Spl Credit		Total:	372,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294276
Depreciation:	77689
Depreciated Total:	216587

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

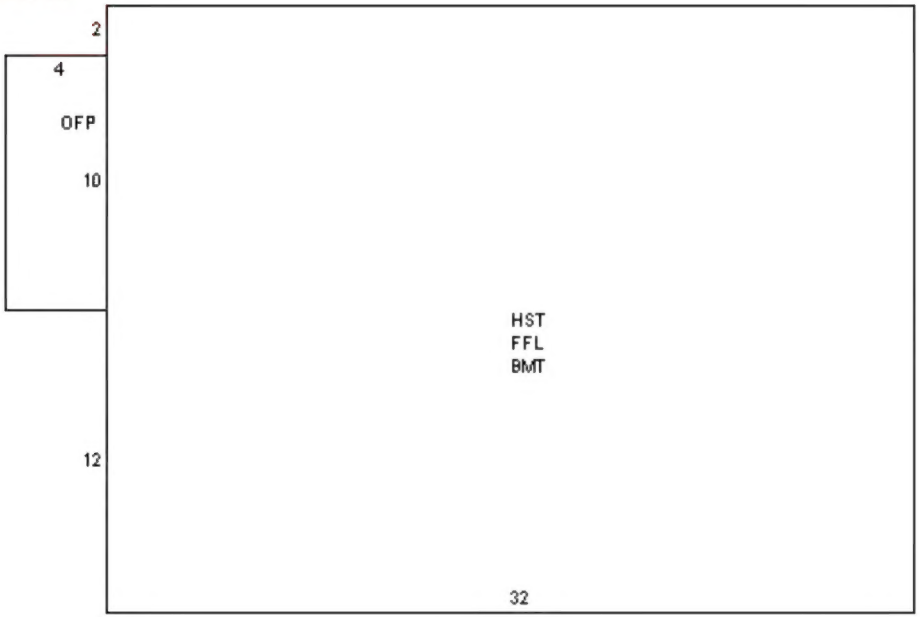
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	110.51
Final Total:	216600	Val/Su SzAd	188.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.550	34,211
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
OFP	Open Porch	40	44.000	1,760

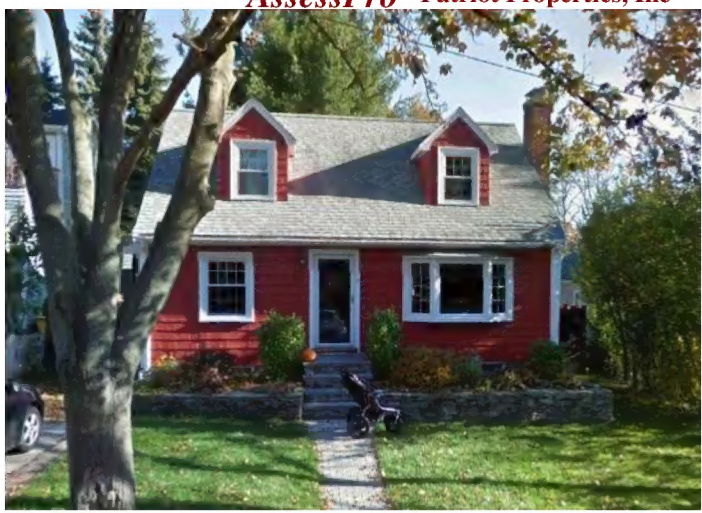
Net Sketched Area:	1,960			Total:	207,026
Size Ad	1152	Gross Area	2344	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	256	A	AV	2000	3.71	T	15.2	101			800			800
A2	WOOD SHD	D	Y	1	8X10	A	AV	2018	8.50	T	1	101			700			700

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500